



James R. Russell
5 Palmer Ln.
Acton, MA 01720
(978) 635-0226

October 15, 2007

Acton Planning Board
472 Main St.
Acton, MA 01720

RE: Residences at Quail Ridge

Dear Board Members,

I am sending this letter to put in writing two concerns I expressed at the September 25 meeting on the proposed Residences at Quail Ridge. Specifically:

1) As a Palmer Lane resident and direct abutter of the Phase I section of the proposed Residences, I am very concerned about the visual impact and noise from the new development, both during the construction phase and after. In order to build the golf course, Quail Ridge clear-cut all of the woods and brush ~~were~~ to within 10' of the property line, leaving only a few large, widely spaced trees (this is not clearly reflected in the Natural Features Plan on page 11, but is evident on visual inspection). Therefore, I am requesting that the Planning Board require the developer to restore sufficient vegetation to the border area to create a larger, more opaque buffer between the new structures and abutting property. I note from the published documents that the Acton Municipal Properties Department has made a similar request, including pointing out the "great impact" the proposed development will have on those of us who bought homes because they were adjacent to a golf course, and supported its development.

2) Alternatively, I asked at the September 25 meeting whether it is possible to reconfigure the proposed Residences so that the proposed housing units are on the south half of the property, leaving the remaining nine-hole golf course as open space that is between Acorn Park and the new Residences. While this would certainly be a large change to the plans, it would almost entirely alleviate the many concerns raised by the neighbors — not only the traffic and visual impact, but also the significant disruption from the construction, and inevitable blasting, that will occur through 2014 according to the plans as submitted. As I recall, the only answer from the developer as to why this was not considered was to keep the open space contiguous with existing open space; however, if the north half of the Quail Ridge property were left as golf course, it would be contiguous on both the north and northwest with existing open space.

Thank you,

A handwritten signature in cursive script, appearing to read "James R. Russell".

James R. Russell
5 Palmer Lane